

# FOR SALE

## 3090 INDEPENDENCE DRIVE | LIVERMORE, CA

# EXCELLENT OWNER/USER OPPORTUNITY

**CALL FOR  
OFFERS DATE  
MAY 24, 2019**

### **CONTACT:**

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## FEATURES

SIZE	±79,270 square feet on a ±5.57 acre lot
POTENTIAL USES	Office, R&D, Education
FORMER USE	High school facility
YEAR BUILT	2001, with extensive improvements completed in 2015
PARKING RATIO	±3.9/1,000
CONSTRUCTION	Concrete tilt-up with seismic, structural and high-occupancy upgrades
LOCATION	Quick access to I-580, Hwy 84, Livermore Airport, high-end retail amenities, restaurants and hotels
SETTING	Located within Tri-Valley Technology Park with panoramic valley views in a private setting
AVAILABLE NOW	Delivered 100% vacant

**CALL FOR OFFERS DUE BY 5PM, MAY 24, 2019**

All offers should be in LOI form  
addressed to the exclusive broker.

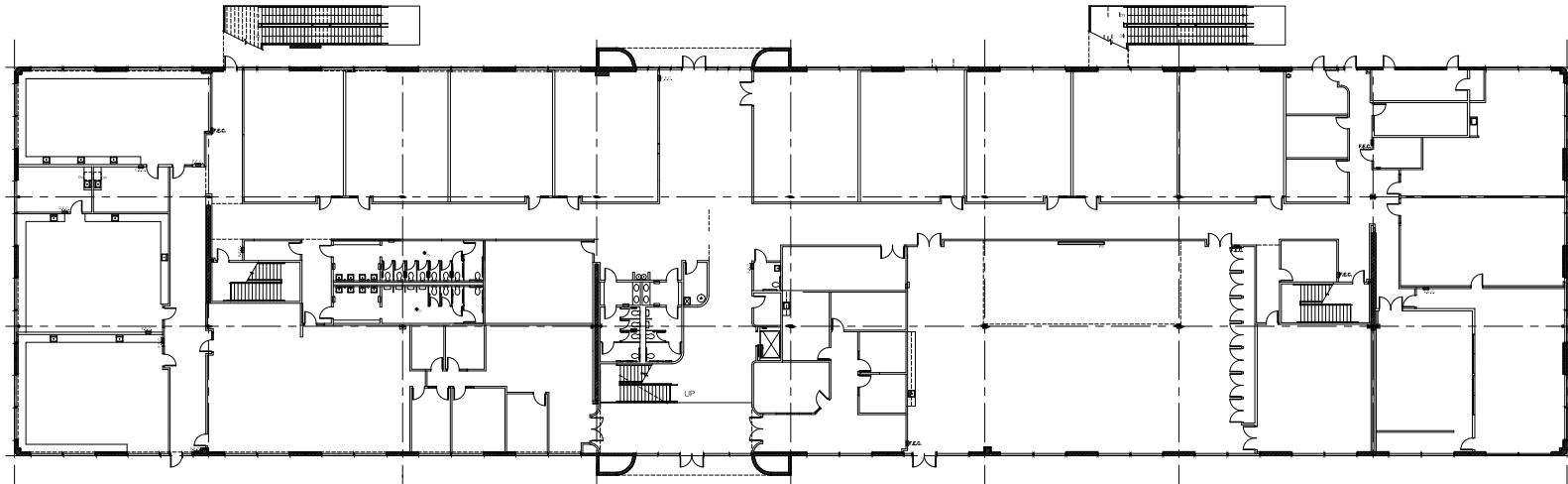
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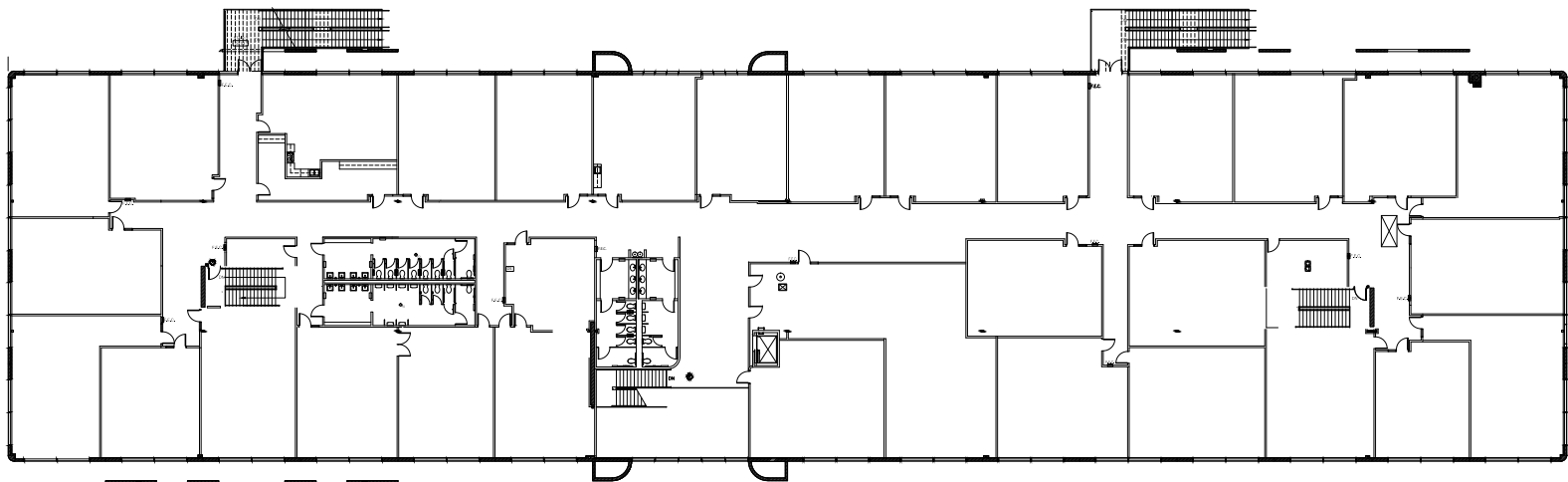
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## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



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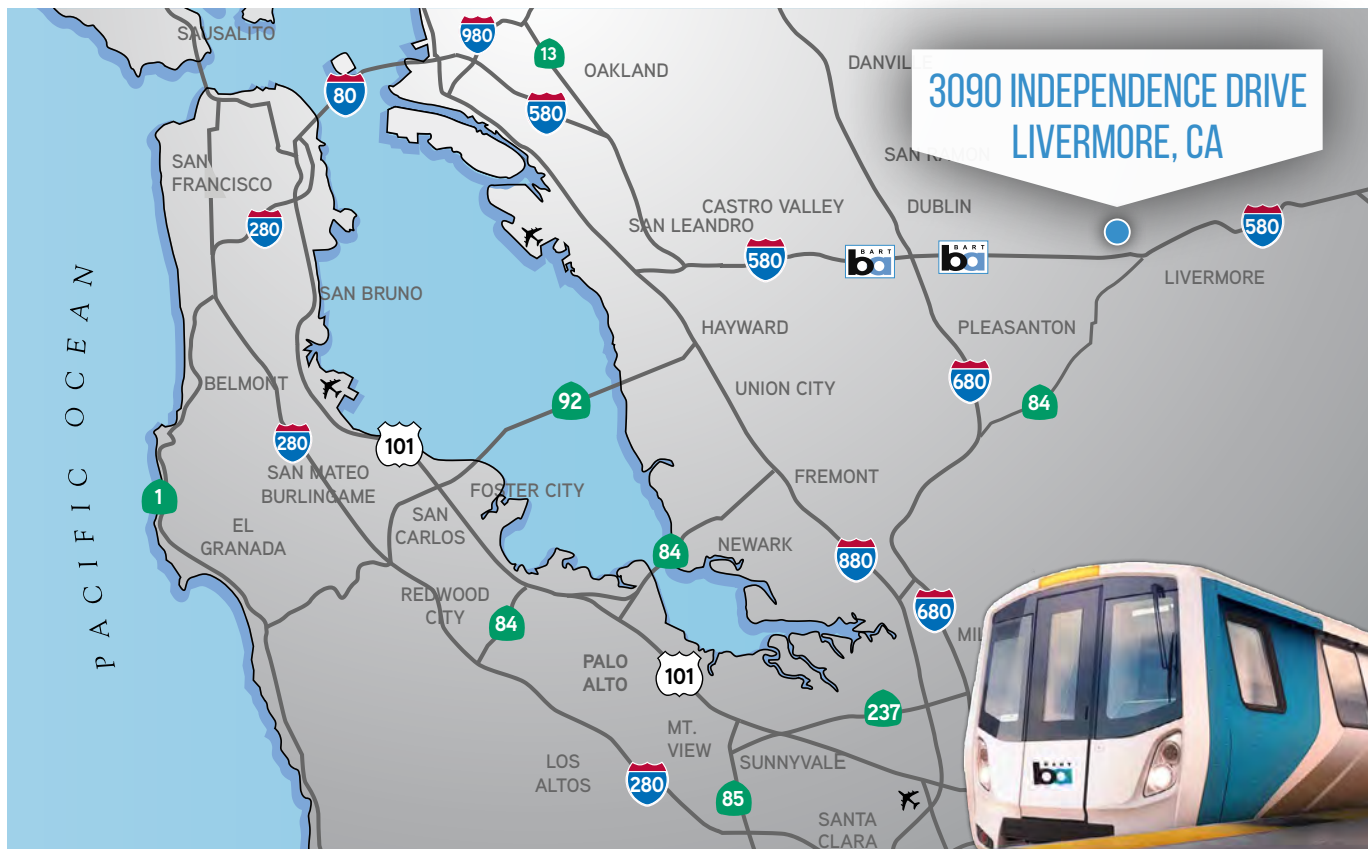
## LIVERMORE ECONOMY

The Tri-Valley Rising report from the Bay Area Council Economic Institute released in July 2018 examines the economic juggernaut that is the Tri-Valley, an area encompassing the cities of Livermore, Danville, Dublin, Pleasanton and San Ramon.

The Tri-Valley's continuing ascendance as a technology and innovation powerhouse and its place at a key intersection of the growing Bay Area megaregion. With a GDP of \$42 billion, the Tri-Valley economy is larger than the states of Wyoming and Vermont. The Tri-Valley's 35 percent increase in jobs since 2006 exceeds San Francisco (31 percent), Silicon Valley (19 percent) and California (8 percent).

Livermore with the Lawrence Livermore National Laboratory and Sandia National Laboratories plays a leading role in creating a rich ecosystem of investment, entrepreneurs and talent around which the local innovation economy is thriving.

Read the Tri-Valley Rising Report [here](#).



### DISTANCE

23 mi.	to Walnut Creek
32 mi.	to Oakland
32 mi.	to San Jose
40 mi.	to Menlo Park
41 mi.	to San Francisco
44 mi.	to Stockton

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## PROJECTED TO TRADE WELL BELOW REPLACEMENT COST

Independence Plaza is expected to trade significantly below the estimated replacement cost of approximately \$445 per square foot. Interested parties are encouraged to conduct their own replacement cost analysis. The figures below are estimates and are for illustration purposes only.

## REPLACEMENT COST ANALYSIS

### SITE SUMMARY

Lot Size (Square Feet / Acres)	242,629 / 5.57
Rentable Square Feet	79,270
Building Footprint	39,635
Site (Excluding Footprint)	202,994

Land Acquisition	\$30 per SF	\$7,278,870
Site Work	\$15 per rentable SF	\$3,639,435
<b>TOTAL LAND COSTS</b>		<b>\$10,918,305</b>

Core & Shell	\$170 per rentable SF	\$13,475,900
Tenant Improvements	\$75 per rentable SF	\$5,945,250
<b>TOTAL HARD COSTS</b>		<b>\$19,421,150</b>

Architectural and Engineering	5% of hard costs	\$971,057
Permits and Fees	\$20 per rentable SF	\$1,585,400
Legal/Accounting/Consultant	\$6 per rentable SF	\$475,620
Marketing and Commissions	4.5% market commissions	\$920,000
<b>TOTAL SOFT AND MARKETING COSTS</b>		<b>\$3,952,441</b>

<b>CONTINGENCY</b>	5% of hard and soft costs	<b>\$1,168,679</b>
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<b>TOTAL ESTIMATED PROJECT COSTS</b>		<b>\$35,460,575</b>
<b>TOTAL ESTIMATED PROJECT COSTS</b>	per rentable SF	<b>\$445</b>



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## OFFERING PROCEDURE

Owner and Exclusive Representative will assess the qualifications of any party submitting a non-binding letter of intent in accordance with Seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the interested party to complete the transaction. A deadline for submitting offers is 5pm 5/24/19. All submissions must be emailed. Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Inspecting Period
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)

Any other information having a direct bearing on the interested party's ability to close the proposed transaction.

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

Colliers International ("Broker"), exclusive marketing representative of Independence Acquisition, LLC, a Florida Corporation ("Seller"), is solely authorized to present this property For Sale (the "Offering").

Prior to submitting an offer to purchase 3090 Independence Drive, Livermore, CA, (the "Property"), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on as "As Is, Where Is" basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the interested party. Receipt and review of this Offering by the interested party constitutes an agreement not to divulge, share or distribute the information to any other party, except the interested party's legal counsel and financial advisors, without the prior specific written authorization of the Seller or Broker.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information that interested parties may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation and may not be consistent with the views or assumptions held by other professionals.





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